



URBAN DESIGN REPORT

prepared by
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1.0 INTRODUCTION

1.1

BACKGROUND

This Urban Design Report forms part of the Planning Proposal, prepared by Willana Associates Pty Ltd, for submission to Holroyd City Council for the proposed change of use subdivision and dual-occupancy development at 37-39 Pavesi Street, Smithfield.

The subject property is located at 37-39 Pavesi Street, Smithfield comprises 8098m² and is described as Lot 36, DP 10958. To the north of the site is the Prospect Reservoir to PipeHead pipeline, which is an item of state heritage significance.

AUTHORSHIP

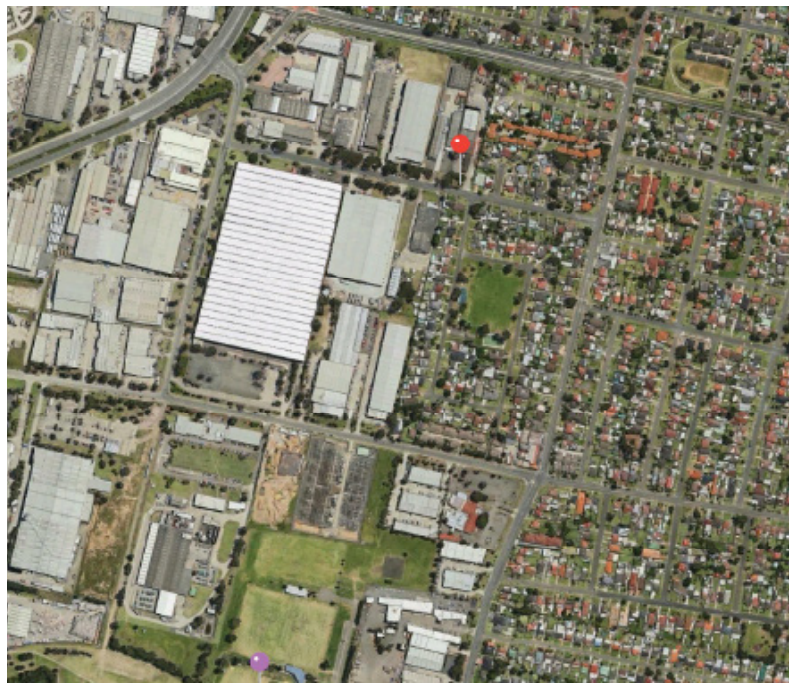
This assessment was made by FORM architects (aust) pty ltd and was documented and edited by Ron Edgar (B Arch FAIA), with the assistance of Alex Palma, Franchesca Tenedora, and Nathan Gonsalves

Diagrams and photographs used in this document were prepared by FORM architects (aust) pty ltd, unless identified otherwise.

2.0 SITE CONTEXT

2.1 SITE IDENTIFICATION & DESCRIPTION

The subject property is located at 37-39 Pavesi Street, Smithfield NSW 2164, Australia (Lot 36, DP 10958) with a site area of 8,089m². It is located within the Holroyd Local Government Area. The site does not contain any significant vegetation and is currently occupied by a warehouse and office building.



F.01 Location Plan. [Map Source: Lands and Property Information, www.maps.six.gov.au]

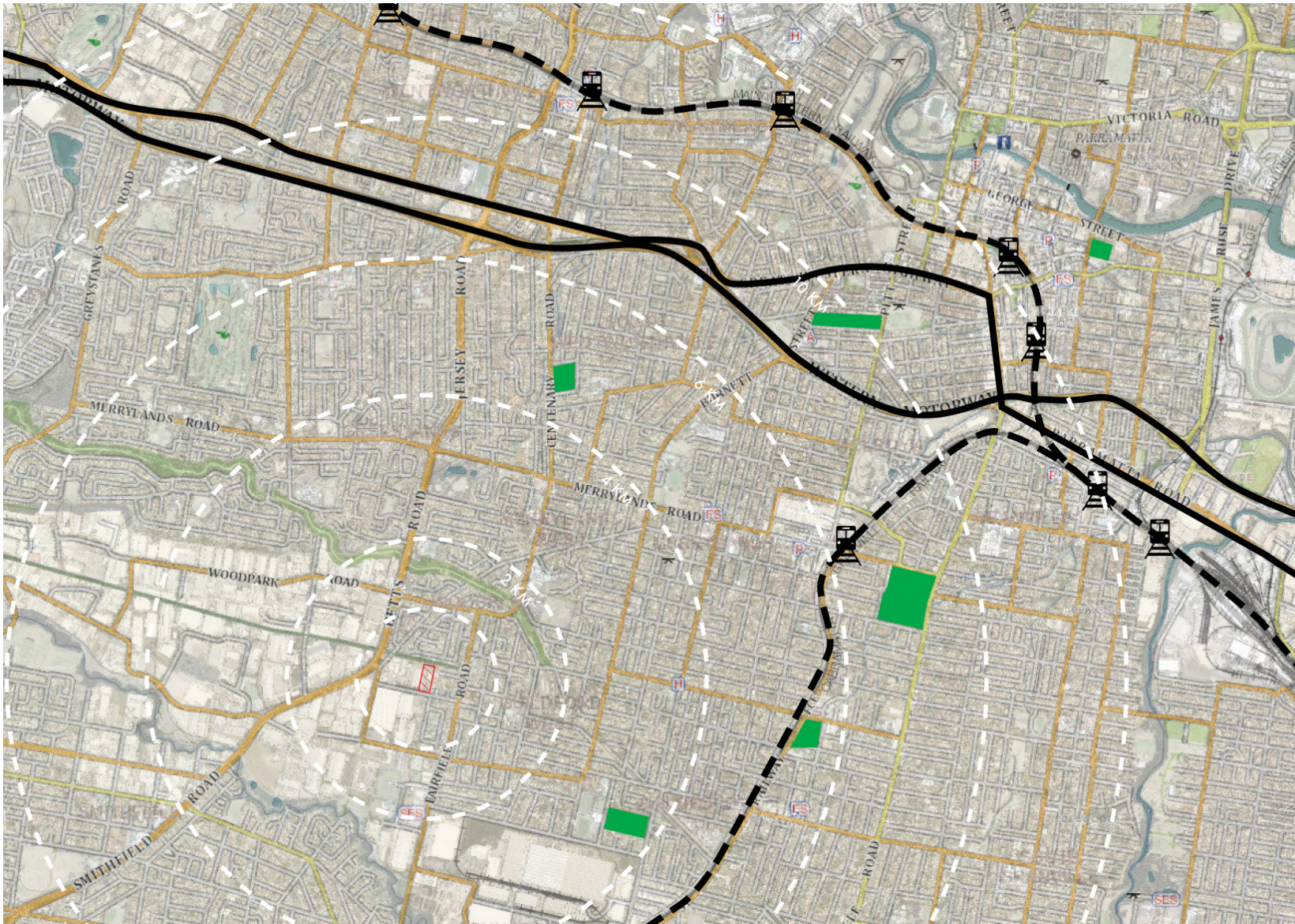
The property is adjacent to the water supply pipeline that connects the Prospect Reservoir to 'Pipehead' at Frank Street, Guildford. 'Pipehead', the pipeline, Greystanes aqueduct, lower canal and other associated structures are considered to be items of state heritage significance. The pipeline is located along the northern boundary of the site.

The system is no longer active but represents a significant technical development of the early 20th century that supported the urbanisation of Sydney as part of the water supply system.

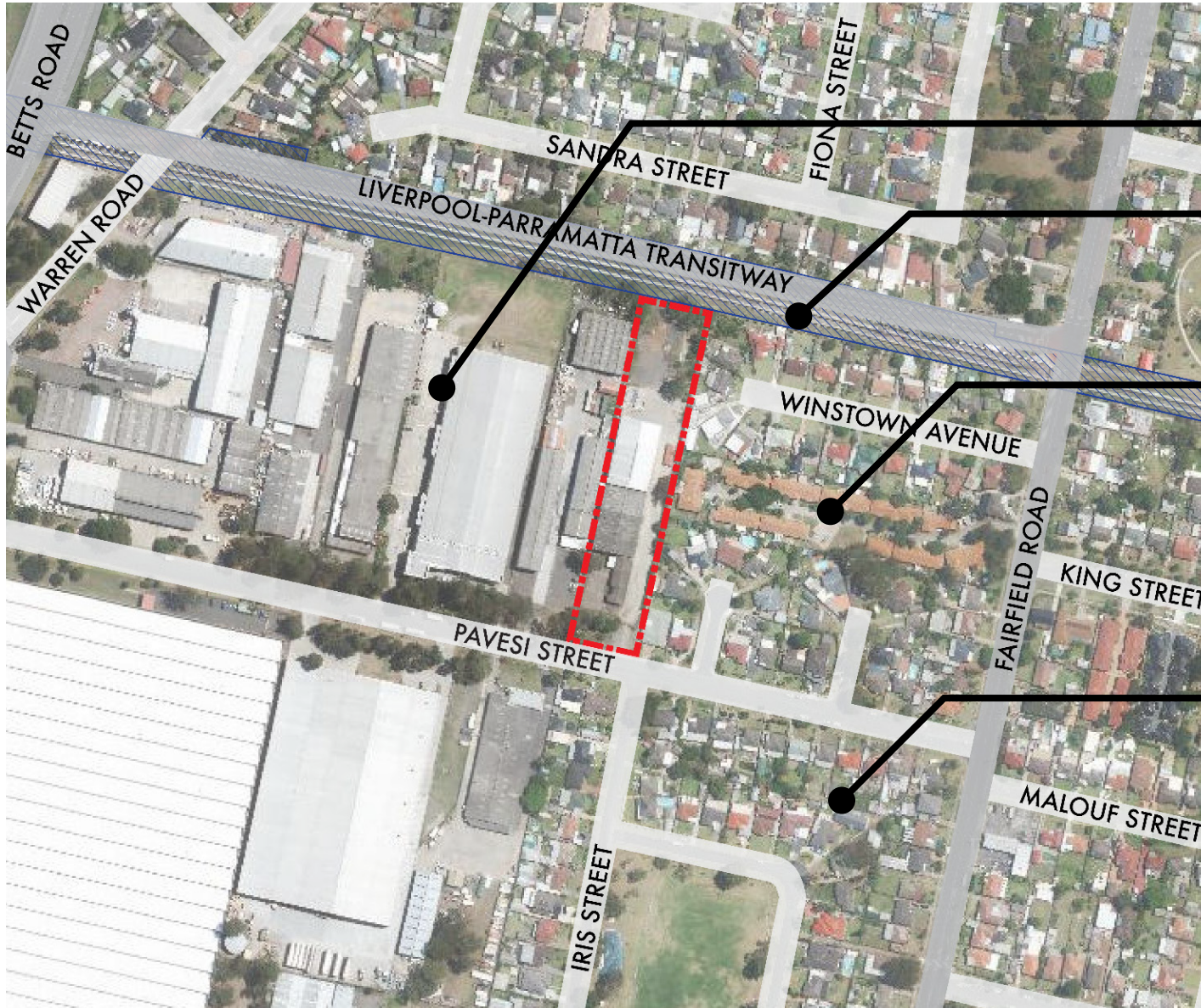
2.2 EXISTING BUILDING PATTERNS

37-39 Pavesi Street, Smithfield is located in an interface between the Smithfield Industrial Area to the west and medium to low-density housing to the north and east of the site.

A chicane to the west of the entry to 37 - 39 Pavesi Street acts as a demarcation between industrial and residential precincts. The entry to the subject property is within the residential precinct.



F.02 Location Map. [Map Source: Lands and Property Information, www.maps.six.gov.au]



Light industrial development

Prospect Reservoir to
Guildford Pipehead
pipeline

Medium density residential
development

Low-density residential

F.03

Location Plan. [Map Source: Lands and Property Information, www.maps.six.gov.au]



LOCATION MAP 37-39 PAVESI STREET, SMITHFIELD

SUBJECT SITE

HERITAGE ITEM

PRIMARY ROAD

SECONDARY ROADS

The following diagrams illustrate the pattern of residential occupation in the vicinity of the subject property and the context that the proposal would be contiguous with.

Household type

Guildford West - Woodpark - Smithfield

	2011			2006			Change
Households by type	Number	%	Holroyd City %	Number	%	Holroyd City %	2006 to 2011
Couples with children	784	41.7	38.1	723	38.9	35.8	+61
Couples without children	356	18.9	20.4	382	20.5	20.7	-26
One parent families	257	13.7	12.7	264	14.2	12.5	-7
Other families	37	2.0	1.7	31	1.7	1.6	+6
Group household	41	2.2	2.6	29	1.5	2.8	+12
Lone person	347	18.4	20.0	327	17.6	21.6	+20
Other not classifiable household	51	2.7	4.1	93	5.0	4.5	-42
Visitor only households	9	0.5	0.5	8	0.4	0.5	+1
Total households	1,882	100.0	100.0	1,857	100.0	100.0	+25

T.01

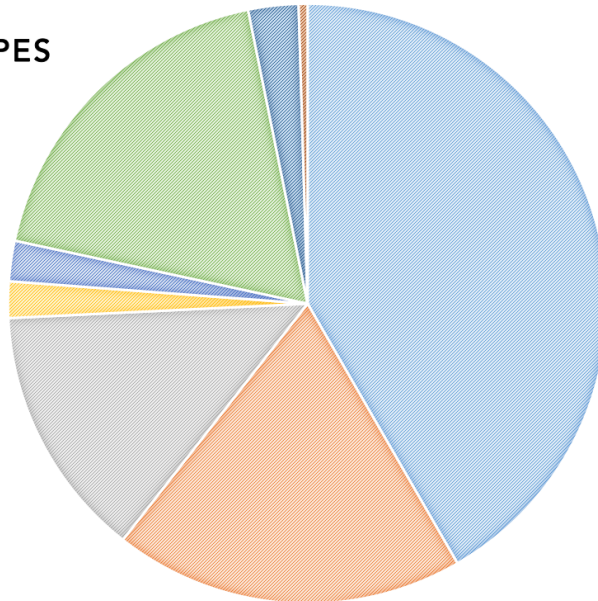
Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented by .id, the population experts.

<http://www.id.com.au>



HOUSEHOLD TYPES

- Couples with children
- Couples without children
- One parent families
- Other families
- Group household
- Lone person
- Other not classifiable household
- Visitor only households



F.04

Household Types. [Source: Australian Bureau of Statistics, Census of Population and Housing 2006. Compiled and presented by .id, <http://www.id.com.au>]

Dwelling structure

Guildford West - Woodpark - Smithfield

	2011			2006			Change
Dwelling type	Number	%	Holroyd City %	Number	%	Holroyd City %	2006 to 2011
Separate house	1,821	91.3	60.7	1,714	87.2	63.5	+107
Medium density	167	8.4	23.3	246	12.5	20.6	-79
High density	0	0.0	15.8	0	0.0	15.5	0
Caravans, cabin, houseboat	0	0.0	0.0	0	0.0	0.0	0
Other	7	0.4	0.2	6	0.3	0.2	+1
Not stated	0	0.0	0.1	0	0.0	0.1	0
Total Private Dwellings	1,995	100.0	100.0	1,967	100.0	100.0	+28

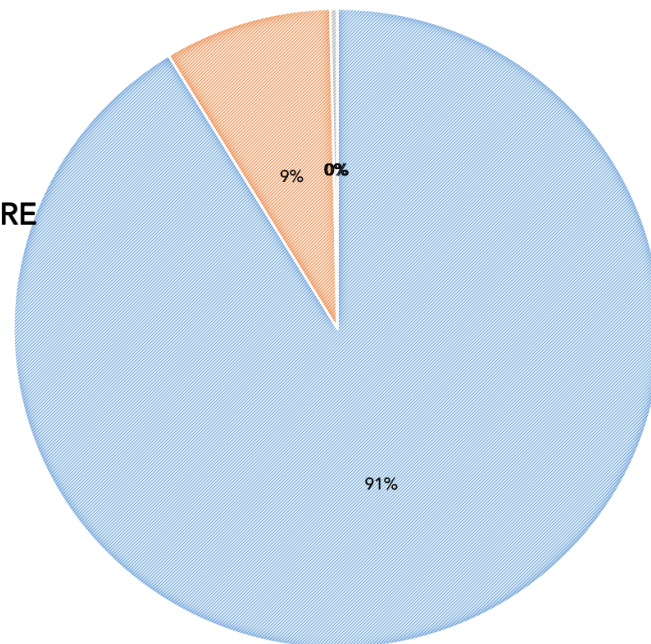
Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented by .id, the population experts.

<http://www.id.com.au>



DWELLING STRUCTURE

- Separate house
- Medium density
- Other
- Not stated



F.05

Dwelling Types. [Source: Australian Bureau of Statistics, Census of Population and Housing 2006. Compiled and presented by .id, <http://www.id.com.au>]

Household size

Guildford West - Woodpark - Smithfield

	2011			2006			Change
Number of persons usually resident	Number	%	Holroyd City %	Number	%	Holroyd City %	2006 to 2011
1 person	333	18.2	20.9	307	17.4	22.7	+26
2 persons	498	27.2	28.1	515	29.2	29.6	-17
3 persons	322	17.6	19.0	318	18.0	17.9	+4
4 persons	325	17.8	17.7	323	18.3	16.6	+2
5 persons	197	10.8	8.6	174	9.9	8.2	+23
6 or more persons	154	8.4	5.7	126	7.2	5.0	+28
Total classifiable households	1,829	100.0	100.0	1,763	100.0	100.0	+66

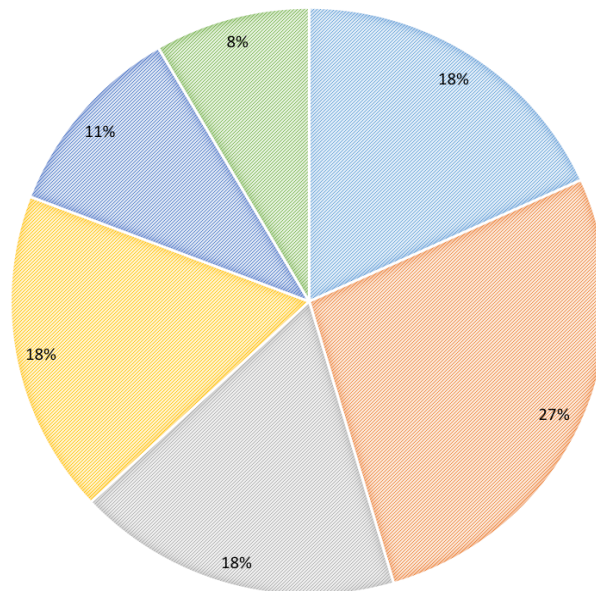
Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented by .id, the population experts.

<http://www.id.com.au>



HOUSEHOLD SIZE

- 1 person
- 2 persons
- 3 persons
- 4 persons
- 5 persons
- 6 or more persons



F.06

Household Size. [Source: Australian Bureau of Statistics, Census of Population and Housing 2006. Compiled and presented by .id, <http://www.id.com.au>]

The proposed development would be compatible with the extant pattern of residential development for Guildford West - Woodparks - Smithfield derived from the ABS Census of Population and Housing 2011 compared with the pattern of growth measured from the 2006 census.

The current development context is that low and medium density residential properties are 'shoulder to shoulder' with industrial, with only a chicane acting as a barrier to heavy vehicles intruding into residential streets. The vehicular entry to the industrial property at 37-39 Pavesi Street is located within the residential precincts to the east of the chicane and is, therefore, intrusive. Rezoning of the property from IN2 industrial to residential R2 would be consistent with maintaining this demarcation.

The proposal provides 10 pairs of semidetached dwellings occupying a site area of 8098m² inclusive of roadworks and shared amenities. This represents a density of 24.7 households per hectare and an increase in the data collection area of 1.1% households.

The dwellings proposed would have a Gross Floor Area in the order of 125m² each and would contain 3 bedrooms allowing a mean occupation level of 4 persons per household. Providing an anticipated increase in population of the precinct in the order of 80 people.

The peak number of personnel currently occupying the existing factory/warehouse is not known.

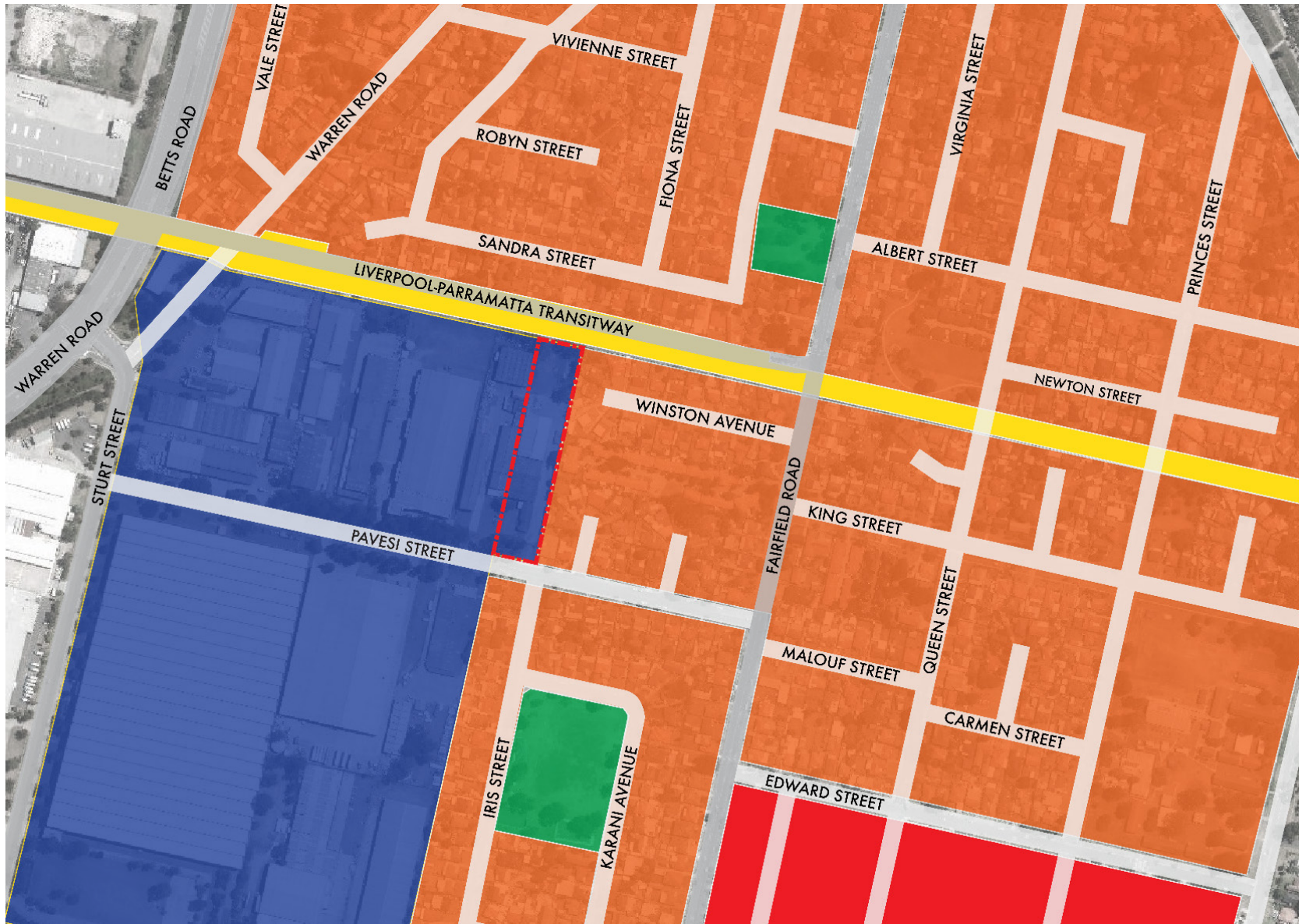
The following map indicates that the property, with existing use, intrudes into the residential zoned precinct.

3.0 PLANNING CONTROLS

3.1 The following table compares the existing planning controls that the property is subject to with those that be applicable to the proposed development.

ITEM	EXISTING	PROPOSED
LGA	HOLROYD CITY COUNCIL	
	Holroyd Local Environmental Plan 2013	
	Holroyd Development Control Plan 2013	
Zone	IN2 - Light Industrial	R2 - Low Density Residential
	Permitted development, with consent: Depots; Food and drink premises; Garden centres; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Plant nurseries; Roads; Timber yards; Warehouse or distribution centres;	<i>Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Hostels; Places of public worship; Recreation areas; Respite day care centres; Roads; Semi-detached dwellings</i>
FSR		0.5:1
Height	Xm Maximum Building Height	9m Maximum Building Height
Setbacks	Front Rear Side	Front Minimum 6m Rear Minimum 12.3m Side Minimum 0.9m

T.04 Existing and proposed planning controls. The proposed controls reference the planning guidelines and controls for Dual Occupancy and Semi-Detached Dwellings (Holroyd DCP 2013, Part B3).



F.07 Local Open Space. [Map Source: Lands and Property Information, www.maps.six.gov.au]



4.0 RECREATION & OPEN SPACE

The Department of Planning and Environment's *Recreation and Open Space Planning Guidelines for Local Government* (2010) provides standards for the provision of public open space. The preliminary overview of the proposal determines compliance with these standards.

4.1 LOCAL PARKS

0.5ha-2ha - within 400 metres of most dwellings

There are 3 local parks within 10-minute walking distance from the site: Albert Street Park and Sandra Street Park.

4.2 GUILDFORD WEST SPENTS GUARD, LOCAL LINEAR & LINKAGE

up to 1km in length - distance from dwellings not stated

4.3 LOCAL OUTDOOR SPORTS

5ha - within 1km of most dwellings

Tom Uren Park is located approximately 100m south of the site and contains a soccer field and a netball court.

The Department's Guidelines note that primary schools may be considered as an alternative to local outdoor sports fields. Guildford West Public School is approximately 1 kilometre from the site.

4.3 DISTRICT PARKS

2ha-5ha, within 2km of most dwellings

Two district parks are within 2 kilometres of the site: Central Gardens (2km) and Merrylands Parks.

4.4 DISTRICT LINEAR & LINKAGE

1km-5km in length, distance from dwellings not specified

Prospect Creek, which is located south of the site, provides linkages.

The Department's Guidelines note that secondary schools may be considered as an alternative. Three secondary schools are located within 5 kilometres of the site: Cerdon College, Merrylands High School and Holroyd High School.

4.5 DISTRICT OUTDOOR SPORTS

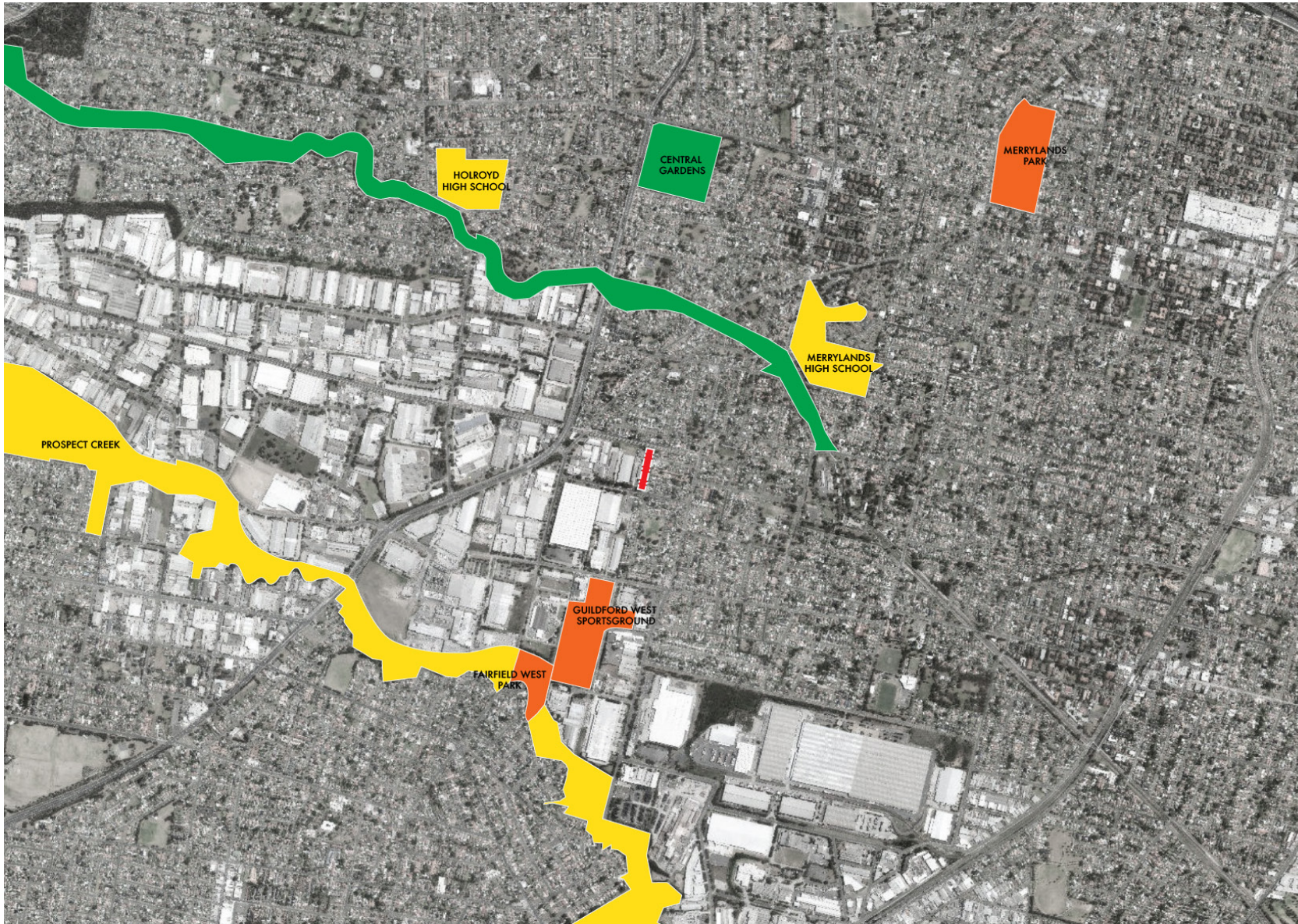
5ha-10ha, within 2km of most dwellings

Guildford West Sportsground is located 900m by road to the south of the site and includes baseball, cricket, netball and soccer fields. The sportsground is also connected to a smaller park, Fairfield Road Park, which also contains a soccerfield.



F.08 Local Open Space. [Map Source: Lands and Property Information, www.maps.six.gov.au]





F.09 District Open Space. [Map Source: Lands and Property Information, www.maps.six.gov.au]



5.0 ACCESS

5.1 VEHICULAR AND PEDESTRIAN ACCESS

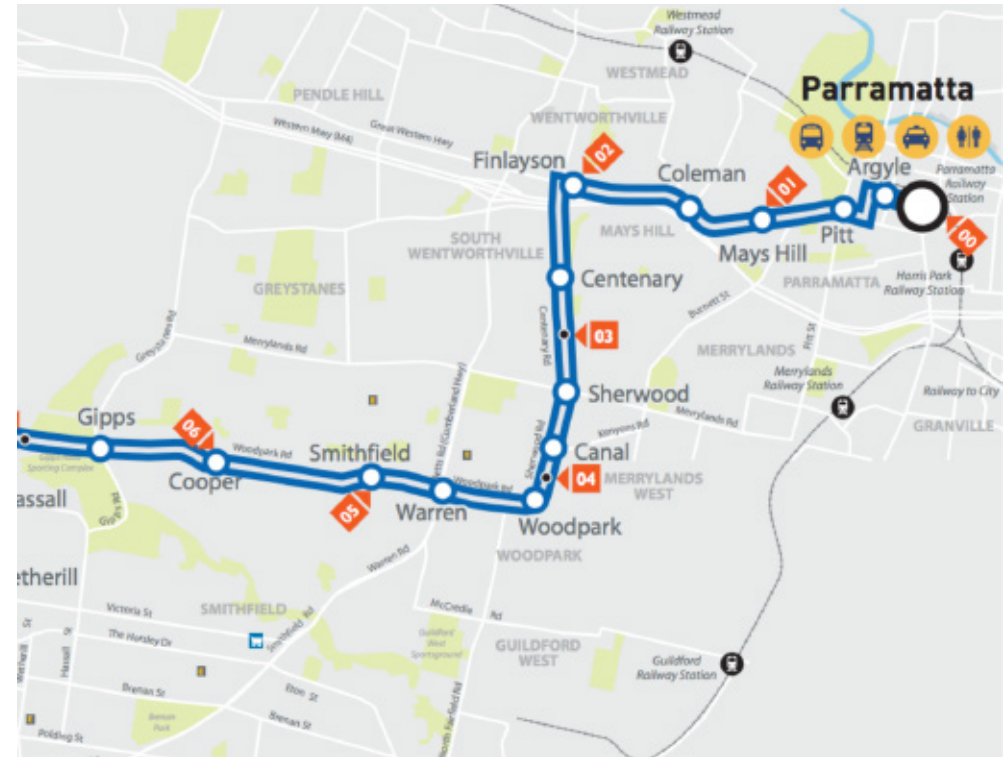
Vehicular and pedestrian access to and from the site is limited to the site frontage addressing Pavesi Street. The Liverpool-Parramatta T-Way prevents access from the northern boundary of the site. In addition, the cul-de-sac setting of adjacent development, particularly along Winston Avenue and 63-67 Fairfield Road, prevents access from the east

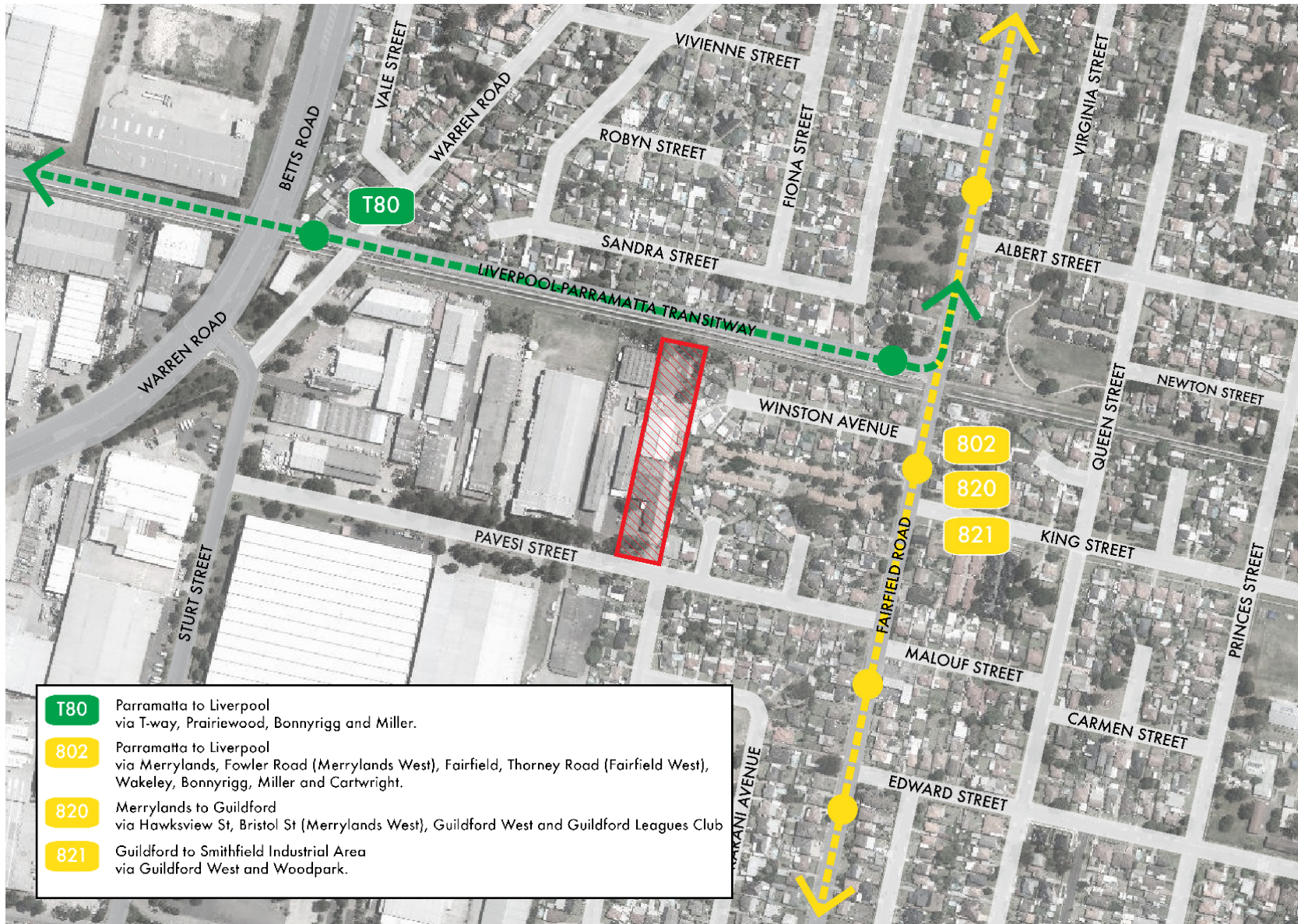
5.2 PUBLIC TRANSPORT

The site is serviced by several bus routes providing connecting services to railway stations at Parramatta, Liverpool, Fairfield and Guildford.

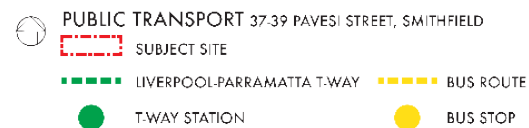
Routes 802, 820 and 821 operate daily with limited services on Sundays and Public Holidays linking the site with Parramatta, Merrylands and Guildford. These bus services can be accessed via Fairfield Road and is a less than 5 minutes walk from the site. Mondays to Saturdays, services operate every 30 minutes during peak periods and every hour during off-peak periods. On Sundays and Public holidays, services operate every hour.

Route T20 operates daily, linking the site with Parramatta, Smithfield and Liverpool. This service can be accessed via Warren Road and is less than 10 minutes walk from the site. Services operate every 10 minutes during peak periods and every 20 minutes during off-peak periods on Monday to Saturday. On Sundays and Public Holidays, services operate every 30 minutes.





F.10 Accessibility to Public Transport. [Map Source: Lands and Property Information, www.maps.six.gov.au]



6.0 THE PROPOSAL

6.1

The planning proposal is to modify existing planning controls for the site to make a 20 semi detached dwelling residential development possible on the site.

The site is located in an area that is primarily, developed as detached housing on allotments that may, with council consent, be developed as 'dual occupancy'.

The property is at the transition from residential zoning to light industrial and warehouse accessed off the Cumberland Highway. The property, currently, has an industrial use but is accessed from the residential side of a Chicane erected to create a barrier preventing heavy traffic incursion into the residential area.

The form of housing proposed is 3 bedroom, Semi detached houses. The separation from the adjacent industrial property is proposed to be 20m from the common boundary to the frontage of each dwelling. The space between the residential frontage will contain shared facilities of an access road, landscape buffer, allowance for visitor car parking including for pedestrian footpath and verge.

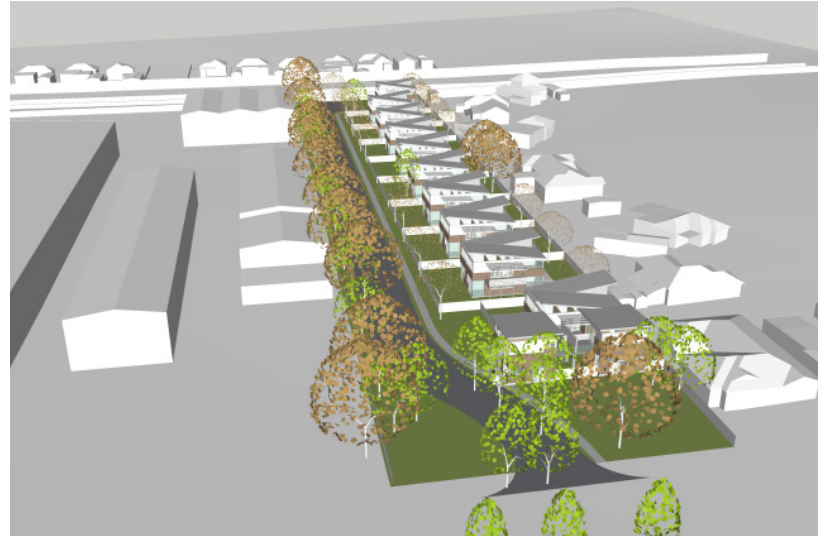
Garbage for each dwelling will be placed at the verge for collection on the designated days.



F.11

Chicane - The chicane constructed to prevent the incursion of industrial traffic into the residential precinct

6.1 HOUSING TYPES



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		The Trustee for Bimicoba Investments Trust Bill Youlton
Working name SKETCH DESIGN		Project no 1507.02A
Working number AR10.002		Project date 15/02/2016
Scale @ A3		

F.13 Sketch Design



F.14 View of development within shared roadway.



F.15 Type A - Proposed Semi-Detached Dwelling - Street frontage viewed from Northeast



F.16 Type A - Street frontage viewed from Northwest



F.17 Type A (Semi-detached) Dwelling - View from rear Southwest



F.18 Type A (Semi-Detached) Dwelling - View from rear Southeast



F.19 Facade of Type A - Semi-detached dwellings - Frontage



F.20 Type A (Dual Occupancy) dwelling - Street frontage



F.21 Type B (Dual Occupancy) dwelling - Street frontage



F.22 Type A (Dual Occupancy) dwelling - View from rear



F.23 Type B (Dual Occupancy) dwelling - View from rear



F.24 Aerial model view - north west view.



F.25 Aerial model view - south west view.

7.0 CONCLUSION

The subject property, 37-39 Pavesi Street Smithfield, is an anomaly as it maintains access to an industrial property from within the residential precinct. A chicane has been constructed to separate heavy vehicular access between the industrial and residential precincts. Access to the property is currently to the east of the chicane and requires vehicular access through the residential precinct.

Rezoning of the property would remove this vestige of industrial traffic and include it in the context of the surrounding residential neighbourhood. The design of the subdivision and shared amenities ensures that the proposed dwellings will maintain a minimum of 20m separation from the boundary shared with the adjacent industrial property to the frontage of each dwelling. The setback space will contain the shared amenities and internal roadway.

The proposal will not have an impact on the amenity of any other property in the precinct and is in acceptable proximity to public transport, roadways, schools and recreation areas. There would be negligible impact on the population of the precinct and minimal impact on the adjoining historic water supply pipeline.

The urban design impacts of the proposed transition of the property from IN2 Industrial to R2 Residential has been assessed in the context of the desired separation of industrial and residential precincts and against the objectives and provisions in relation to Holroyd LEP 2013 and Holroyd DCP 2013. The proposal complies with the relevant statutory policy documents.

A handwritten signature in black ink, appearing to read 'Ron Edgar', with a large, stylized loop at the bottom.

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